



Riverside

Winchcombe GL54 5JP



A four double bedroom, three bath/shower room house with an integral double garage.

• Four Double Bedroom Detached House • Three Bath/Shower Rooms • Sitting Room • Kitchen/Breakfast Room & Utility Room • Dining Room • Cloakroom, Double Garage, Garden • Energy Efficiency Rating D.

Guide Price £565,000

DESCRIPTION

Situated on a highly desirable development less than 1/2 a mile from the centre of Winchcombe, a spacious and well-presented four double bedroom, three bath/shower room house with an integral double garage. Features include a comfortable sitting room with a bay window to the front, a kitchen/breakfast room, utility room and dining room across the rear of the house and a cloakroom. The split-level upper floors comprise four generous double bedrooms, all with built in storage and served by three bath/shower rooms. The beautifully stocked rear garden has various seating areas and side pedestrian access.

SITUATION

Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the Cotswolds Area of Outstanding Natural

Beauty. The thriving local community offers an excellent range of amenities including independent shops, supermarkets, several pubs and restaurants, dental and doctors surgeries, a library, an 'Outstanding' primary school, a secondary school and numerous clubs and societies.

ADDITIONAL INFORMATION

- Mains gas, electricity, water and drainage are connected.
- Local Authority: Tewkesbury Borough Council, Tax Band G.
- Viewings strictly by appointment with Adams Estate Agents - Winchcombe on 01242 603601.

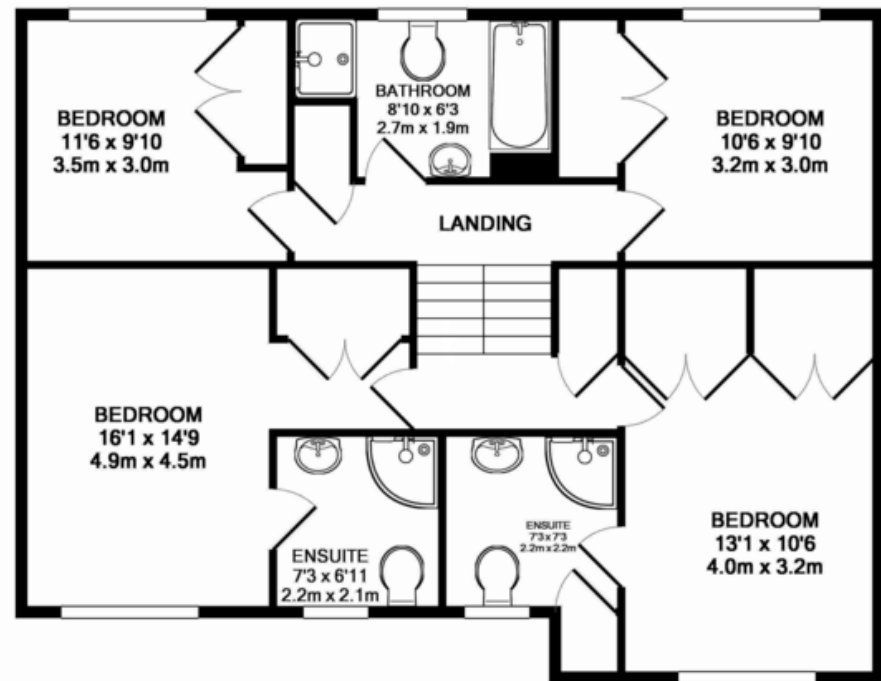
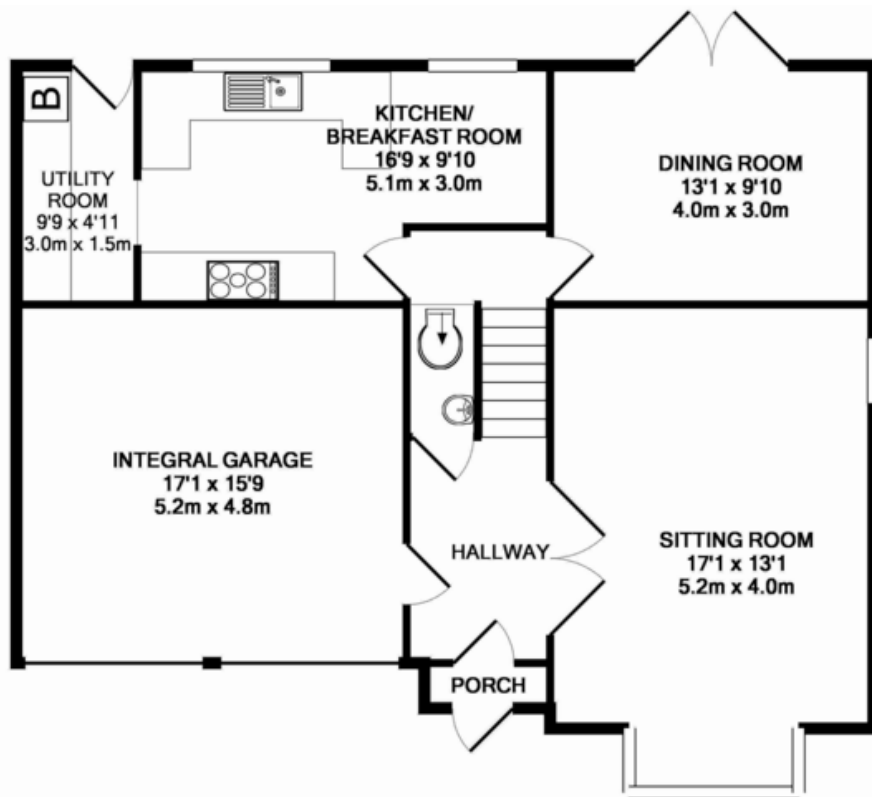
DIRECTIONS

GL54 5JP - From Adams Estate Agents on North Street in Winchcombe, go to the High Street and turn left. Go down the hill into Hailes Street and follow the road into Broadway Road. After about 1/4 of a mile, turn left into Riverside, follow the road around to the right and the property will be found on the left.



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TOTAL APPROX. FLOOR AREA 1788 SQ.FT. (166.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR CLARIFICATION we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are approximate and rounded and are not to be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, whether fitted or not, are deemed removable by the vendor unless specifically itemised in these particulars. If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property.



